

RESOLUTION NO. CR-102-98

A RESOLUTION TO APPROVE THE FINAL DEVELOPMENT PLAN FOR
BEAVO'S GAS STATION LOCATED WEST OF BROADWAY AND AT VENTURA BLVD.

WHEREAS, on October 27, 1998, the Planning Commission approved the final development plan for Beavo's Gas Station with the following stipulations:

1. Property for Beavo's Gas Station and property to the north be joined as one parcel, and documentation provided to Planning Commission; otherwise landscaping must be installed between the properties, as required by Code. This must be done prior to the issuance of the building permit.
2. Landscaping to meet code, with the exception of the west rear traffic area.
3. Southwest landscaping island to be relocated to the property line between canopy and Beavo's restaurant.
4. Canopy support columns should be brick.
5. No outside storage or sales
6. All signage is to be submitted to Mike Boso, Bldg. Dept., for separate approval.
7. Curb cuts and islands subject to review by Jackson Township Fire Dept.
8. Eliminate "wal-pac" lighting.

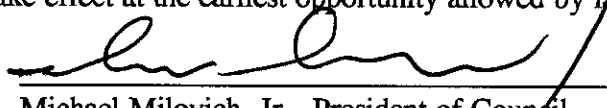
NOW, THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

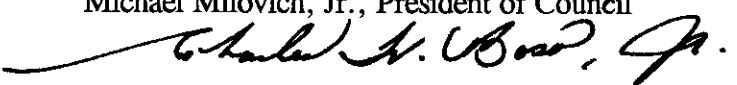
SECTION 1. This Council hereby accepts the final development plan for Beavo's Gas Station located west of Broadway and at Ventura Blvd., contingent upon the stipulations set by Planning Commission, except #2, 3, and 4.

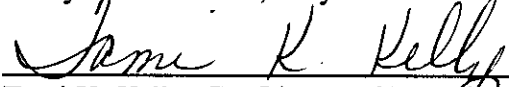
SECTION 2. In consideration of forgoing technical requirements of the Landscape Code, the Property Owner agrees to the following:

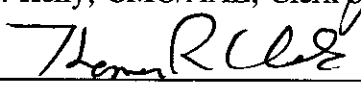
1. Enter into a Development Agreement with the City of Grove City, the terms of which are acceptable to the Director of Law, whereby the owner will agree to escrow the sum of \$5,000.00 with the City to supply future landscaping upon the owner's property to enhance the south entranceway to the City of Grove City. This landscaping shall be completed within one (1) year of the passage of this Resolution;
2. Provide a minimum 200 sq. ft. and maximum 300 sq. ft. Beautification Easement, as designed by the City, upon the owner's property.

SECTION 3. This resolution shall take effect at the earliest opportunity allowed by law.


Michael Milovich, Jr., President of Council



Cheryl L. Grossman, Mayor


Tami K. Kelly, CMC/AEE, Clerk of Council


Thomas R. Clark, Director of Law

Passed: 12/21/98
Effective: 12/21/98

Attest:

 I Certify that this resolution
is correct as to form.